



Weekly Permit Bulletin

February 16, 2017

Providing official notice of land use applications, meetings, decisions, recommendations, hearings, and appeals of land use decisions within the City of Bellevue

How to use this Bulletin

To learn more about a project:

- Call the planner assigned to the project to make arrangements to review the project files.
- Visit City Hall Public Records between 8 a.m. and 4 p.m. Monday through Friday and review the project files.
- Click the name of the project to view digital plans.

To comment on a project:

- Send your comments in writing to the Development Services Department, and be sure to include your name and address.
- Comments will be accepted until the time a staff report is prepared for the decision or recommendation, with a minimum comment period of at least 14 days (30 days for shoreline projects).
- If you submit a written comment, we will send you a copy of the notice of decision or recommendation.

To appeal a permit decision:

- You must have filed a written comment expressing your concerns before the decision was made.
- Any appeal of a DSD decision to the Hearing Examiner must be received by the City Clerk's Office no later than 5 p.m. on the appeal deadline indicated on the notice. The appeal must include a written statement in the form described in LUC 20.35.250.A.2 together with an appeal notification form (available from the Office of the City Clerk).
- An appeal of a shoreline decision is made to the State Shoreline Hearing Board, must be in writing, and must be filed within 21 days of the date the DSD decision is received by the State Department of Ecology (DOE). The DSD decision will be sent to DOE by the close of business on the date of this notice. For additional information regarding shoreline appeals, please call the Shore Hearings Board at 360-459-6327.

To receive the bulletin by email:

Please access our city website at www.bellevuewa.gov and click on Check Status / Weekly Permit Bulletin / Alerts. From there you may register to receive the bulletin weekly. You will continue to receive the bulletin until you unsubscribe from this service.

How to Reach Us:

The Development Services Center is located on the lobby floor of Bellevue City Hall at 450 110th Ave NE

P.O. Box 90012
Bellevue, WA 98009-9012
425-452-6800



GENERAL INFORMATION REGARDING USE OF OPTIONAL DNS PROCESS

When the SEPA field indicates a **Determination of Nonsignificance (DNS)** is expected, the optional DNS process is being used and a DNS is likely. This may be the only opportunity to comment on the environmental impacts of the proposal. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement (EIS) is prepared. The Threshold Determination will also be noticed in a subsequent issue of this Weekly Permit Bulletin. A copy of the subsequent Threshold Determination for the proposal may be obtained upon request.

Notice of Application

NOTICE OF APPLICATION

[Li'l Lochwood Conservation Short Plat](#)

Location: 4466 140th Ave NE

Subarea: Bridle Trails

File Number: 16-148530-LN and 17-104366-LO

Description: Application for Preliminary Short Plat approval and Critical Areas Land Use Permit approval to subdivide a 12.8 acre parcel into 9 lots. Proposal includes a request to modify or disturb wetlands, stream, and slopes and buffers.

Approvals Required: Preliminary Short Plat approval, Critical Areas Land Use Permit approval and ancillary permits and approvals

SEPA: Determination of Non-Significance is expected. Refer to page one General Information Regarding Use of Optional DNS Process.

Minimum Comment Period Ends: March 2, 2017, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: December 12, 2016

Completeness Date: February 2, 2017

Applicant: Mike, Karen, and Robert Perry

Applicant Contact: Kevin Cleary, Goldsmith Engineering, 452-462-1080,

kcleary@goldsmithengineering.com

Planner: Drew Folsom, 425-452-4441

Planner Email: dfolsom@bellevuewa.gov

NOTICE OF APPLICATION

[Jewell Tree Removal](#)

Location: 4255 120th Ave SE

Subarea: Factoria

File Number: 17-104507-LO

Description: Application for a Critical Areas Land Use Permit approval for a Vegetation Management Plan for removal of trees from a steep slope critical area and buffer, required as result of an enforcement action.

Approvals Required: Critical Areas Land Use Permit approval and ancillary permits and approvals.

SEPA: Determination of Non-Significance is expected. Refer to page one regarding use of the Optional DNS Process.

Minimum Comment Period Ends: March 2, 2017. Refer to page one for information on how to comment on a project.

Date of Application: January 27, 2017

Completeness Date: February 9, 2017

Applicant: Maria Laing Jewell

Applicant Contact: Maria Laing Jewell, 425-746-7373

Planner: Peter Rosen, 425-452-5210

Planner Email: prosen@bellevuewa.gov

Notice of Recommendation, Public Hearing, and SEPA Determination

NOTICE OF RECOMMENDATION, PUBLIC HEARING, AND SEPA DETERMINATION

[Downtown Livability Land Use Code Amendment](#)

Location: Downtown

Subarea: Downtown Bellevue

File Numbers: 15-123469-AD, 12-127731-AD

Description: The Downtown Livability Initiative Citizens' Advisory Committee issued a final report concluding that Downtown Bellevue's future competitive edge will depend on creating a livable, memorable, viable and accessible Downtown environment. To accomplish this, the proposed Downtown Livability Initiative examined building heights and urban form, refined urban design guidelines with a stronger focus on the pedestrian and street environment, and promoted other amenities that will serve the people who will live, work, and play in Downtown Bellevue in 2030. This proposal is the second set of Land Use Code

amendments implementing the Downtown Livability Initiative which includes zoning, height and form, the amenity system, landscaping and design guidelines. The first set of Land Use Code amendments were the Early Win Amendments adopted by Ordinance No. 6277 on March 3, 2016. For more information visit www.bellevuewa.gov/downtown-livability.htm.

Recommendation: Planning Commission to hold a public hearing and prepare a recommendation for transmittal to City Council.

SEPA: Determination of Non-Significance is issued. Refer to page one for how to appeal SEPA.

SEPA Appeal: Any appeal of this SEPA Threshold Determination must wait until after the final action is taken on this proposal by the City Council. Following final action by the City Council, an appeal of the SEPA threshold determination may be filed together with an appeal of the underlying City Council action by petition to the Growth Management Hearings Board. (LUC 20.35.250.C).

Public Hearing: March 8, 2017, 7 PM; Bellevue City Hall; 450 110th Ave NE,

Hearing Room: 1E-108

City Contact: Patricia Byers, Code Development Manager. 425-452-4241, pbyers@bellevuewa.gov

SEPA Planner: Matthews Jackson, 425-452-2729

Planner Email: MJackson@bellevuewa.gov